

ORDINANCE NO. 2570

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO, AMENDING AND CORRECTING THE LEGAL DESCRIPTION FOR WILSON RANCH ANNEXATIONS NO. 1, 2, AND 3, WHICH SHALL BE ACCOMPLISHED IN A SERIES

APPROXIMATELY 25.4 ACRES LOCATED AT 25 1/2 ROAD AND G 3/8 ROAD

WHEREAS, on the 19th day of February, 1992, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 1st day of April, 1992; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed; and

WHEREAS, the same territory was the subject of a previous annexing ordinance, No. 2548; however, certain deficiencies and errors were present in the legal description in Ordinance No. 2548, which deficiencies and errors should be corrected by the instant ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the property situate in Mesa County, Colorado, and described to wit:

WILSON RANCH #1

A TRACT OF LAND IN THE SW1/4 AND SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34, AND CONSIDERING THE SOUTH LINE OF SAID SECTION 34 TO BEAR DUE WEST AS A BASIS OF BEARINGS; THENCE NORTH A DISTANCE OF 30.0 FEET; THENCE WEST A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING; THENCE WEST A DISTANCE OF 440.0 FEET; THENCE NORTH A DISTANCE OF 340.0 FEET; THENCE EAST A DISTANCE OF 440.0 FEET TO THE WEST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD A DISTANCE OF 290.0 FEET TO THE NORTH LINE OF THE SE1/4 SW1/4 OF SAID SECTION 34; THENCE EAST A DISTANCE OF 20.0 FEET TO THE WEST LINE OF THE SE1/4 OF SAID SECTION 34; THENCE NORTH ALONG THE WEST LINE OF SAID SE1/4, SAID LINE BEING COMMON WITH THE WEST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD, A DISTANCE OF 270.0 FEET; THENCE EAST A DISTANCE OF 1.0 FEET; THENCE SOUTH A DISTANCE OF 900.0 FEET; THENCE WEST A DISTANCE OF 21.0 FEET TO THE POINT OF BEGINNING.

TOTAL PERIMETER = 2722.00 FT.

CONTIGUOUS PERIMETER = 461.00 FT.

AREA IN SQUARE FEET = 163,100.00

AREA IN ACRES = 3.74

WILSON RANCH #2

A TRACT OF LAND IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4 OF SAID SECTION 34, AND CONSIDERING THE WEST LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34 TO BEAR DUE NORTH AS A BASIS OF BEARINGS; THENCE NORTH ALONG THE WEST LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34 A DISTANCE OF 30.0 FEET; THENCE EAST A DISTANCE OF 1.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 900.0 FEET; THENCE WEST A DISTANCE OF 1.0 FEET TO THE WEST LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34, SAID LINE BEING COMMON WITH THE WEST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD; THENCE ALONG THE WEST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD THE FOLLOWING TWO COURSES AND DISTANCES:

1) NORTH A CALCULATED DISTANCE OF 396.52 FEET TO THE NORTHWEST CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 34;

2) N 00 DEG. 06 MIN. 00 SEC. E A DISTANCE OF 677.58 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR G 3/8 ROAD AS DESCRIBED ON THE SUBDIVISION PLAT FOR WILSON RANCH FILING NO. ONE AND RECORDED IN PLAT BOOK 13 AT PAGES 282 & 283 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER;

THENCE S 89 DEG. 54 MIN. 00 SEC. E ALONG THE NORTH RIGHT-OF-WAY LINE FOR G 3/8 ROAD A DISTANCE OF 25.0 FEET; THENCE S 00 DEG. 06 MIN. 00 SEC. W A DISTANCE OF 70.0 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD, SAID POINT BEING COMMON WITH THE NORTHWEST CORNER OF LOT 1, BLOCK 2, WILSON RANCH FILING NO. ONE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD THE FOLLOWING THREE COURSES AND DISTANCES:

1) S 00 DEG. 06 MIN. 00 SEC. W A DISTANCE OF 607.58 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 2, WILSON RANCH FILING NO. ONE;

2) SOUTH A DISTANCE OF 6.63 FEET TO A POINT ON THE NORTH LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34;

3) SOUTH A DISTANCE OF 1289.85 FEET;

THENCE WEST A DISTANCE OF 24.0 FEET TO THE POINT OF BEGINNING.

TOTAL PERIMETER = 3998.16 FT.

CONTIGUOUS PERIMETER = 925.00 FT.

AREA IN SQUARE FEET = 49,351.54

AREA IN ACRES = 1.13

WILSON RANCH #3

A TRACT OF LAND IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

ALL OF WILSON RANCH FILING NO. ONE AS RECORDED IN PLAT BOOK 13 AT PAGES 282 & 283 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER;

AND ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4 OF SAID SECTION 34, AND CONSIDERING THE WEST LINE OF THE SE1/4 OF SAID SECTION 34 TO BEAR DUE NORTH AS A BASIS OF BEARINGS; THENCE NORTH A DISTANCE OF 1326.48 FEET; THENCE N 89 DEG. 20 MIN. 11 SEC. E A DISTANCE OF 25.0 FEET TO THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD FOR A POINT OF BEGINNING; THENCE N 89 DEG. 20 MIN. 11 SEC. E A DISTANCE OF 1271.58 FEET; THENCE SOUTH A DISTANCE OF 20.7 FEET TO A POINT ON THE EAST BANK OF THE DRAIN SITUATED ON THE NORTH LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34; THENCE ALONG THE EAST BANK OF THE DRAIN THE FOLLOWING FOUR COURSES AND DISTANCES:

- 1) S 37 DEG. 29 MIN. 00 SEC. W A DISTANCE OF 370.07 FEET;
- 2) S 47 DEG. 25 MIN. 00 SEC. W A DISTANCE OF 271.65 FEET;
- 3) S 73 DEG. 38 MIN. 00 SEC. W A DISTANCE OF 174.67 FEET;
- 4) S 23 DEG. 01 MIN. 00 SEC. W A DISTANCE OF 88.18 FEET;

THENCE S 88 DEG. 01 MIN. 10 SEC. W A DISTANCE OF 596.93 FEET; THENCE S 74 DEG. 10 MIN. 00 SEC. W A DISTANCE OF 49.50 FEET TO THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD A DISTANCE OF 647.96 FEET TO THE POINT OF BEGINNING.

TOTAL PERIMETER = 6976.83 FT.

CONTIGUOUS PERIMETER = 1350.54 FT.

AREA IN SQUARE FEET = 1,236,550.19

AREA IN ACRES = 28.39

be and the same is hereby annexed to the City of Grand Junction, Colorado. Those provisions and legal descriptions contained in

Ordinance No. 2548 which are different than as set forth above are hereby amended.

PASSED and ADOPTED this 15 day of April, 1992.

Attest:

Conner W. Shepherd

President of the Council

Theresa F. Martinez

Acting City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2570, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 1st day of April, 1992, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 16th day of April, 1992.

Theresa F. Martinez

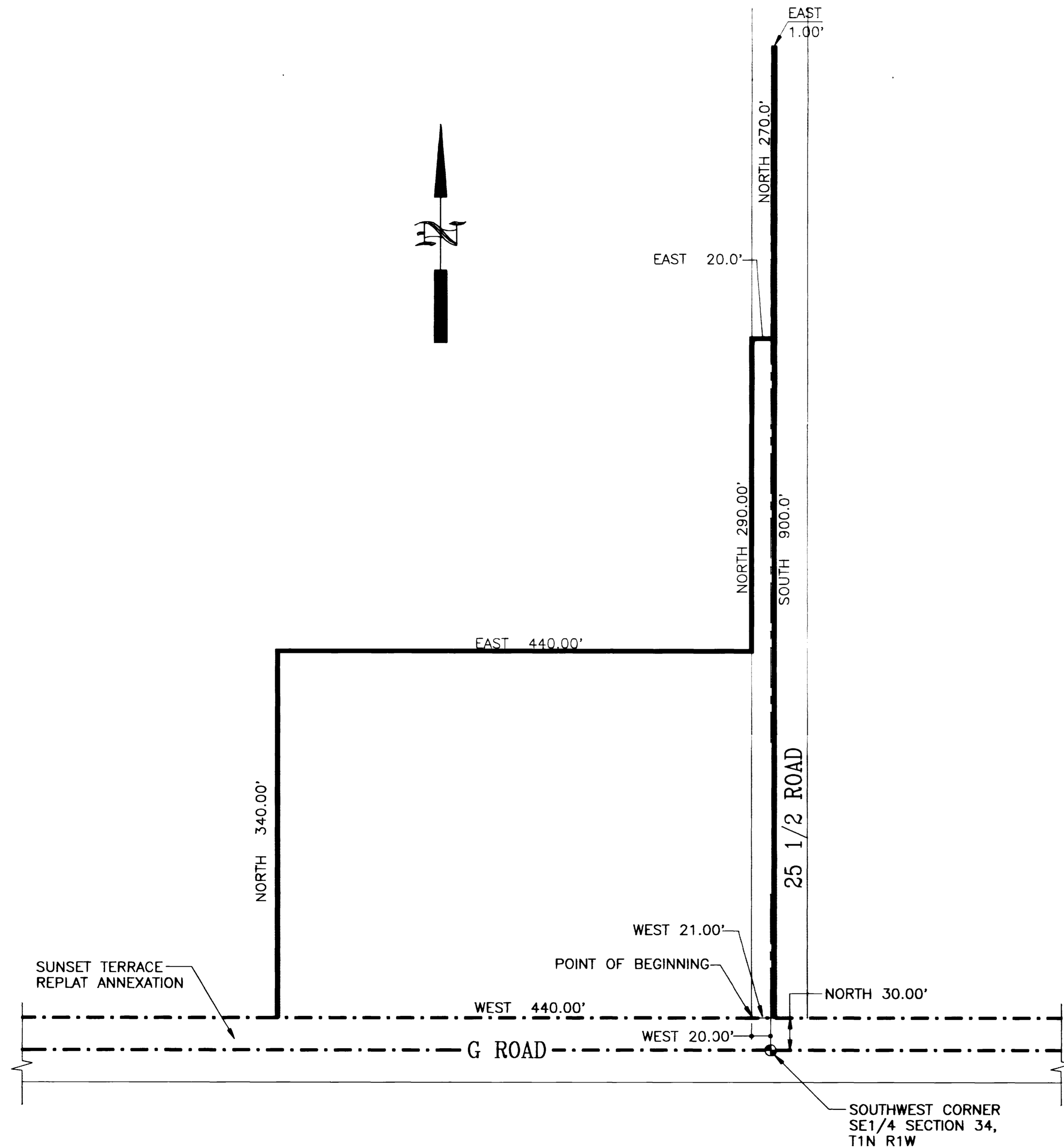
Theresa F. Martinez, CMC
Acting City Clerk

Published: April 3, 1992

Published: April 17, 1992

Effective: May 17, 1992

WILSON RANCH ANNEXATION #1



DESCRIPTION

A TRACT OF LAND IN THE SW1/4 AND SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34, AND CONSIDERING THE SOUTH LINE OF SAID SECTION 34 TO BEAR DUE WEST AS A BASIS OF BEARINGS; THENCE NORTH A DISTANCE OF 30.0 FEET; THENCE WEST A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING; THENCE WEST A DISTANCE OF 440.0 FEET; THENCE NORTH A DISTANCE OF 340.0 FEET; THENCE EAST A DISTANCE OF 440.0 FEET TO THE WEST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY FOR 25 1/2 ROAD A DISTANCE 290.0 FEET TO THE NORTH LINE OF THE SE1/4 SE1/4 SW1/4 OF SAID SECTION 34; THENCE EAST A DISTANCE OF 20.0 FEET TO THE WEST LINE OF THE SE1/4 OF SAID SECTION 34; THENCE NORTH ALONG THE WEST LINE OF SE1/4, SAID LINE BEING COMMON WITH THE WEST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD, A DISTANCE OF 270.0 FEET; THENCE EAST A DISTANCE OF 1.0 FEET; THENCE SOUTH A DISTANCE OF 900.0 FEET; THENCE WEST A DISTANCE OF 21.0 FEET TO THE POINT OF BEGINNING.

- Annexation Boundary
- - - - - Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	2722.00 FT.
Contiguous Perimeter	461.00 FT.
Area in Square Feet	163,100.00
Area in Acres	3.74

ORDINANCE NUMBER
2570

EFFECTIVE DATE
MAY 17, 1992

The Description(s) contained herein have been derived from subdivision plats and deed description as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

James L. Shanks
JAMES L. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

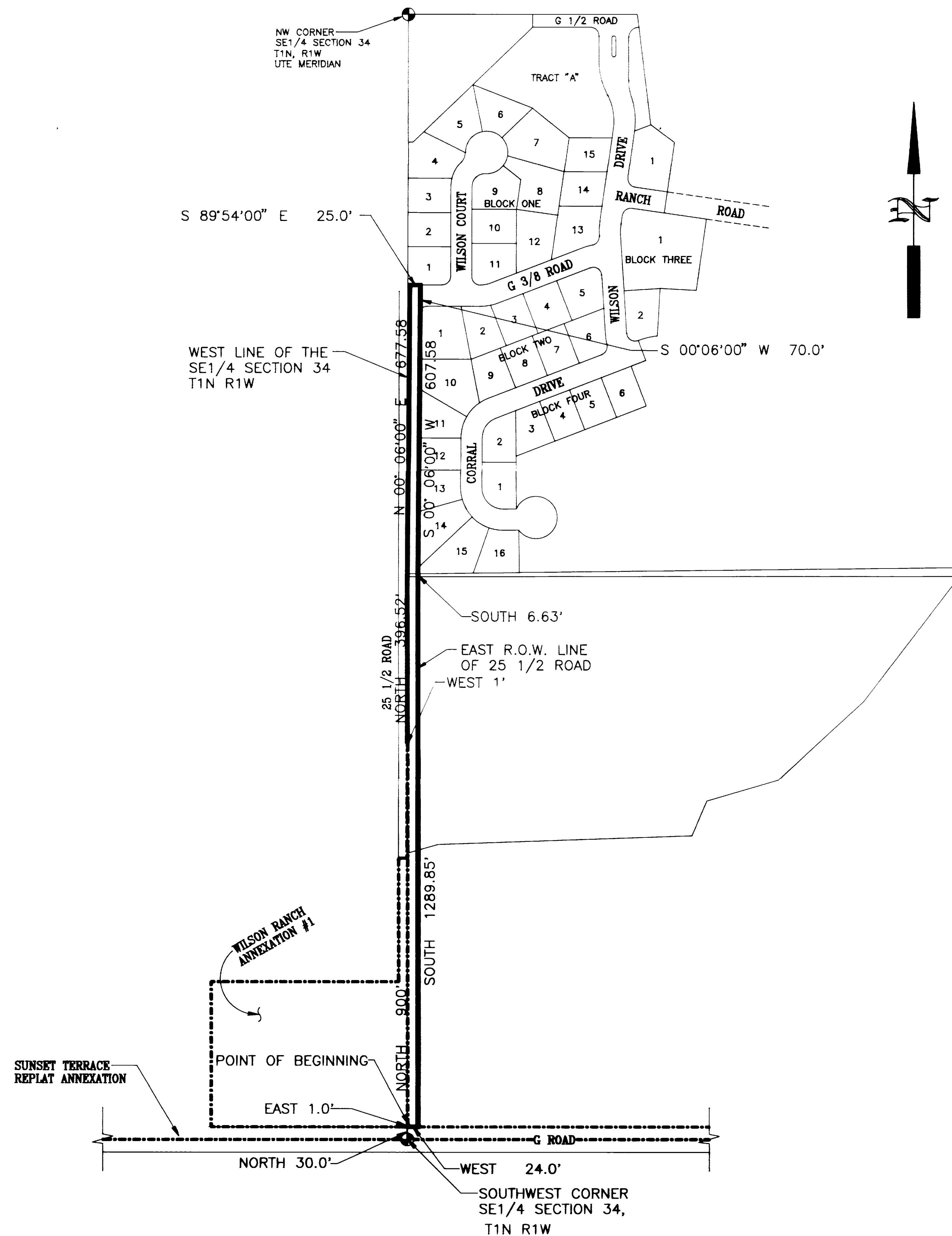
DESCRIPTION	DATE	DRAWN BY _____ N.O.P. DATE 2/92	CHECKED BY _____ T.W. DATE 2/92	APPROVED BY _____ J.L.S. DATE 2/92	FIELD BOOK NO. _____ PAGE _____
REVISION _____	_____	_____	_____	_____	_____
REVISION _____	_____	_____	_____	_____	_____
REVISION _____	_____	_____	_____	_____	_____

**DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION
CITY OF GRAND JUNCTION, COLORADO**

WILSON RANCH ANNEXATION #1

SHEET NO. 1
OF 1
FILE NO. WILSON1.DWG

WILSON RANCH ANNEXATION #2



DESCRIPTION

A TRACT OF LAND IN THE SE1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4 OF SAID SECTION 34, AND CONSIDERING THE WEST LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34 TO BEAR DUE NORTH AS A BASIS OF BEARINGS; THENCE NORTH ALONG THE WEST LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34 A DISTANCE OF 30.0 FEET; THENCE EAST A DISTANCE OF 1.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 900.0 FEET; THENCE WEST A DISTANCE OF 1.0 FEET TO THE WEST LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34, SAID LINE BEING COMMON WITH THE WEST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD; THENCE ALONG THE WEST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD THE FOLLOWING TWO COURSES AND DISTANCES:

- 1) NORTH A CALCULATED DISTANCE OF 396.52 FEET TO THE NORTHWEST CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 34;
- 2) N 00°06'00" E A DISTANCE OF 677.58 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR G 3/8 ROAD AS DESCRIBED ON THE SUBDIVISION PLAT FOR WILSON RANCH FILING NO. ONE AND RECORDED IN PLAT BOOK 13 AT PAGES 282 & 283 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER;

THENCE S 89°54'00" E ALONG THE NORTH RIGHT-OF-WAY LINE FOR G 3/8 ROAD A DISTANCE OF 25.0 FEET; THENCE S 00°06'00" W A DISTANCE OF 70.0 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD, SAID POINT BEING COMMON WITH THE NORTHWEST CORNER OF LOT 1, BLOCK 2, WILSON RANCH FILING NO. ONE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD THE FOLLOWING THREE COURSES AND DISTANCES:

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- 2) SOUTH A DISTANCE OF 6.63 FEET TO A POINT ON THE NORTH LINE OF THE SW1/4 SE1/4 OF SAID SECTION 34;
- 3) SOUTH A DISTANCE OF 1289.85 FEET;

THENCE WEST A DISTANCE OF 24.0 FEET TO THE POINT OF BEGINNING.

- Annexation Boundary
- Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	3,998.16 FT.
Contiguous Perimeter	925.00 FT.
Area in Square Feet	49,351.54
Area in Acres	1.13

ORDINANCE NUMBER
2570

EFFECTIVE DATE
MAY 17, 1992

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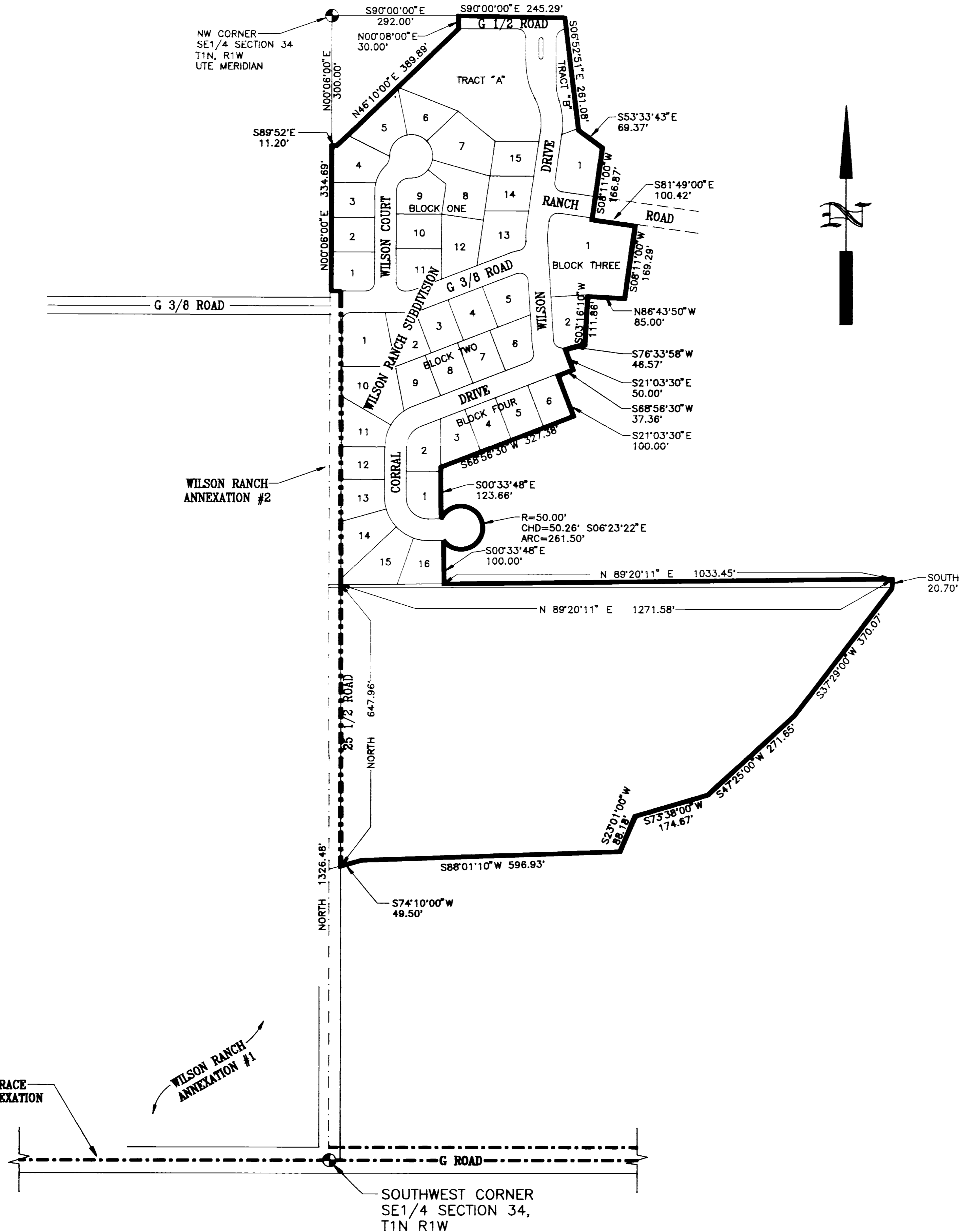
DESCRIPTION	DATE	DRAWN BY	N.O.P.	DATE	2/92	SCALE	PLAN	PROFILE
REVISION		CHECKED BY	T.W.	DATE	2/92	HORIZ.	N.T.S.	HORIZ.
REVISION		APPROVED BY	J.L.S.	DATE	2/92	VERT.		
REVISION		FIELD BOOK NO.		PAGE				

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION
CITY OF GRAND JUNCTION, COLORADO

WILSON RANCH ANNEXATION #2

SHEET NO. 1
OF 1
FILE NO.
WILSON2.DWG

WILSON RANCH ANNEXATION #3



DESCRIPTION

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- 3) S 73°38'00" W A DISTANCE OF 174.67 FEET;
- 4) S 23°01'00" W A DISTANCE OF 88.18 FEET;

THENCE S 88°01'10" W A DISTANCE OF 596.93 FEET; THENCE S 74°10'00" W A DISTANCE OF 49.50 FEET TO THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD A DISTANCE OF 647.96 FEET TO THE POINT OF BEGINNING.

- Annexation Boundary
- - - - - Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	6,976.83 FT.
Contiguous Perimeter	1,350.54 FT.
Area in Square Feet	1,236,550.19
Area in Acres	28.39

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MAY 17, 1992

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James L. Shanks
 JAMES L. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	N.O.P.	DATE	2/92	SCALE
REVISION			CHECKED BY	T.W.	DATE	2/92	PLAN PROFILE
REVISION			APPROVED BY	J.L.S.	DATE	2/92	HORIZ. N.T.S. HORIZ.
REVISION			FIELD BOOK NO.		PAGE		VERT.

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION, COLORADO

WILSON RANCH ANNEXATION #3	SHEET NO. 1
	OF 1
	FILE NO. WILSON3.DWG